



Colliers

For Sale or Lease

Available:

11,426 SF

Lease Rate:

\$19.00/SF  
Full Service Lease

Asking Price:

\$2,300,000

### David Runnells

Vice President

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### Colliers

2100 Pleasant Grove Blvd., Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
colliers.com

## Banzai Building

2230N. University Parkway  
Provo, Utah 84604

### Property Details

- Tenant improvement allowance available
- In Historic Cotton Tree Square
- On Provo River
- High University Parkway Exposure  
40,000 ADT
- Between BYU and UVU

Perfect for:

- Event/Reception Center
- Co-Working Space
- Tech Space
- Marketing/Sales
- Recruiting
- Restaurant

For Sale or Lease

# Banzai Building

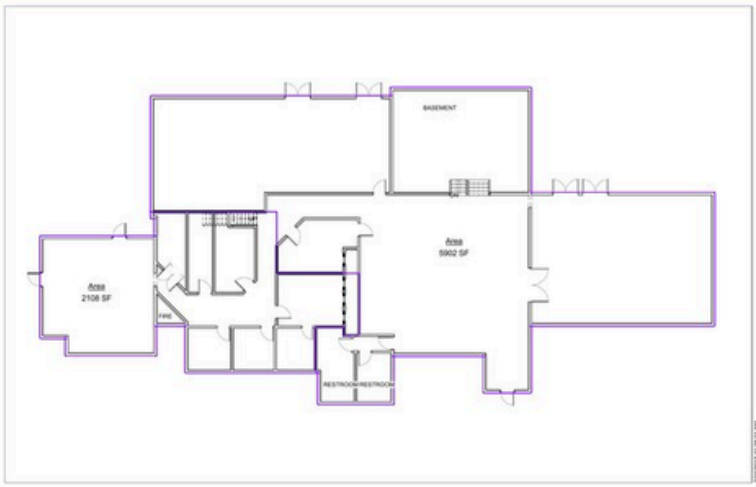
Available:  
11,426 SF



# FLOOR PLANS

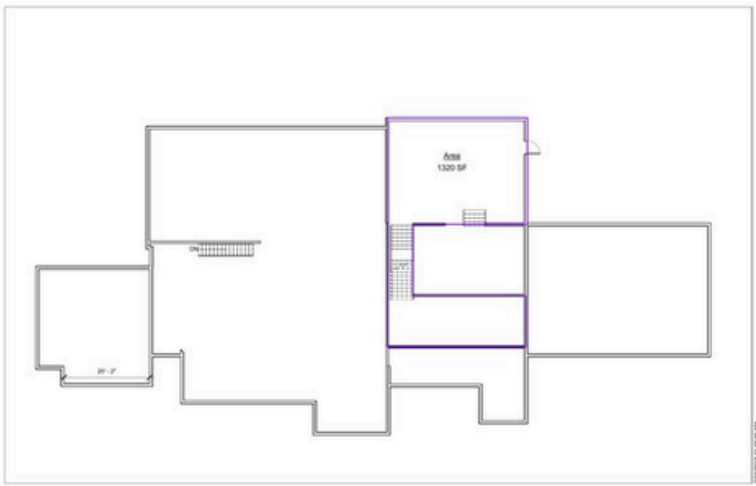
## MAIN FLOOR

5,902 SF | 2,108 SF



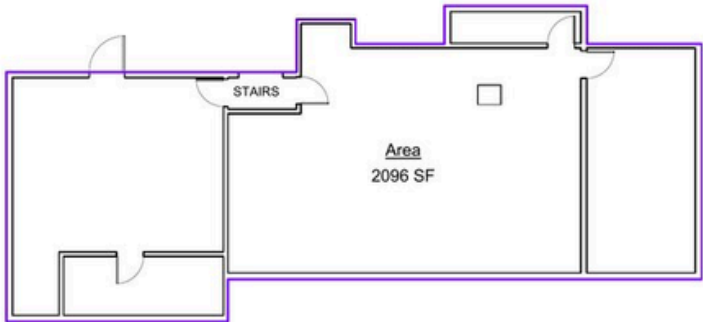
## MEZZANINE

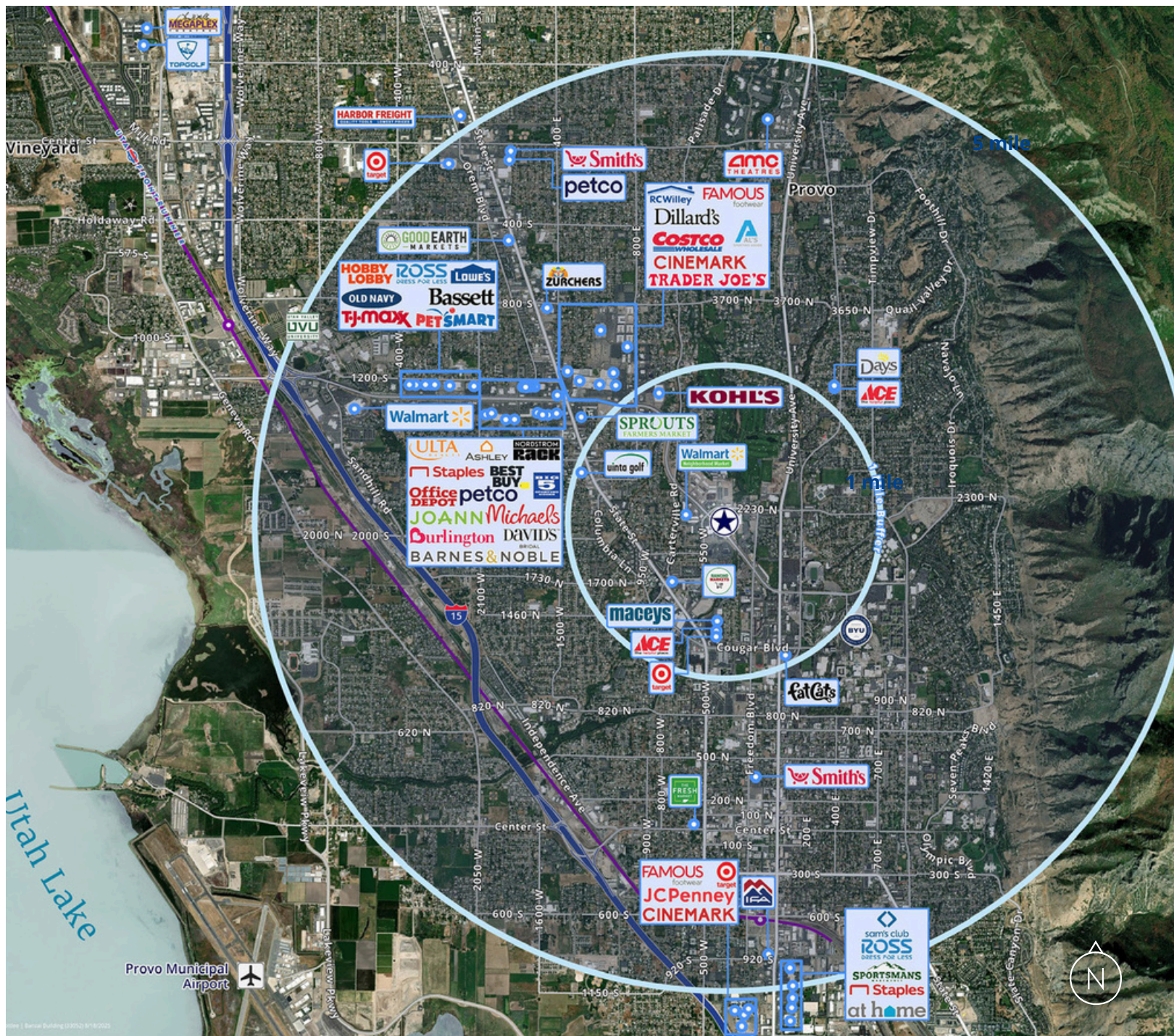
1,320 SF



## UPSTAIRS

2,096 SF





### Demographics

#### Population

	1 Mile	3 Mile	5 Mile
2025 Population	21,788	141,932	210,115
2030 Projected	23,304	149,753	220,224

#### Households

2025 Population	6,229	44,795	66,382
2030 Projected	6,941	48,626	71,488

#### Income

2025 Median HHI	\$67,856	\$72,077	\$77,388
2025 Average HHI	\$91,847	\$99,082	\$104,088
Per Capita Income	\$27,208	\$31,475	\$33,073

### Key Points



**142k**  
Radius



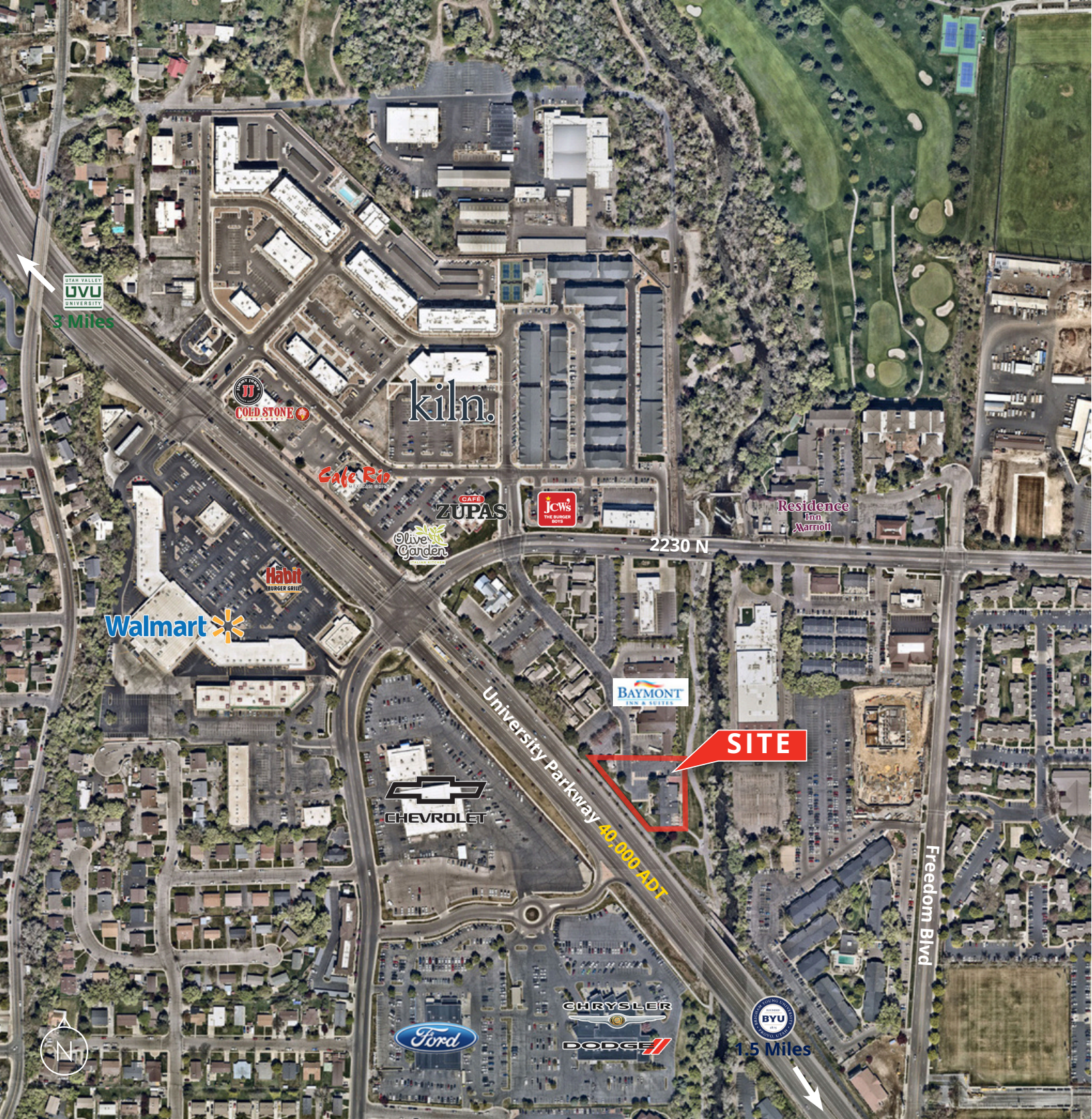
**5.5%**  
by 2030



**23.7**



**\$72k+**  
Income



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